

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROCLAIMER OF MINOR MODIFICATION OF THE
GOVERNMENT CENTER URBAN RENEWAL PLAN,
PROJECT NO. MASS. R-35

WHEREAS, the Urban Renewal Plan for the Government Center Urban Renewal Area, Project No. Mass. R-35, was adopted by the Boston Redevelopment Authority on April 3, 1963, and approved by the City Council on May 25, 1964; and

WHEREAS, Section 901 of Chapter IX of said Plan entitled "Modifications" provides in pertinent part that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority where the proposed modification will not substantially change the Plan; and

WHEREAS, the Boston Redevelopment Authority has received a request from Hawkins Street Associates Realty Trust for the construction of an addition to the Captial Bank and Trust building located on Disposition Parcel 2H in the above-referenced Urban Renewal Area; and

WHEREAS, the Authority has reviewed plans submitted by Hawkins Street Associates Realty Trust for the proposed addition; and

WHEREAS, the proposed redevelopment will necessitate modification of the Government Center Urban Renewal Plan; and

WHEREAS, the Authority has determined that said modification is a minor modification under Section 901 of the Government Center Urban Renewal Plan.

NOW THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the requirements for Parcel 2H as set forth in Paragraph B of Section 302 of Chapter III of the Government Center Urban Renewal Plan entitled "Land Use Provisions and Building Requirements for Specific Re-Use Parcels" are hereby modified as follows:

- (a) That subparagraph 3b of subsection B entitled "Building Requirements" for Parcel 2H is hereby deleted and the following inserted in place thereof:

3. Height

- b) New Building - 74' above elevation 34.0'.

2. That this modification is found to be a minor modification which does not substantially or materially alter or change said Plan.
3. That it is hereby found and determined that this minor modification of the Plan as set forth herein will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid and minimize damage to the environment.
4. That all other provisions of said Plan not inconsistent herewith be and hereby are continued in full force and effect.
5. That the Director be and hereby is authorized to proclaim by certificate this minor modification of the Plan in accordance with the provisions of the Urban Renewal Handbook RHM 7207.1.

PROPOSAL FOR ADDITIONS TO

CAPITOL BANK BUILDING
1 BULFINCH PLACE
BOSTON, MASSACHUSETTS

REVISED NOVEMBER 30, 1983

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The office structure is to be a light steel frame and bar joist construction compatible with the existing construction. The exterior will have an integral steel frame with bronze aluminum framing and transparent (vs. reflective) glazing at the curtain walls and skylight. Glazing to match the existing building will be used to enclose the office addition. Transparencies will complement the existing building and window frames and glazing will be used on the exterior walls. The curtain walls of the office facing Northeast and Southwest will be articulated with insulative glass, with a light bronze tint on the Southwest elevation, and clear glazing facing Northeast. The form created by the totality of these elements recalls the original stepped canopy at the entry to the Park.

An important consideration in this design proposal is that the addition recognizes the significance of the pedestrian plaza adjacent to the building's Southwest wall. The existing building's exterior has been maintained, a certain level of transparency has been developed, and existing and historic have been incorporated into the design.

I PROJECT DESCRIPTION

The proposal for an infill addition to the existing Capitol Bank Building at 1 Bulfinch Place is being considered as two distinct architectural features. The primary purpose of the project is to provide additional rentable office area for the owners of the building. A subsequent, and equally important objective, is to integrate the proposed addition with the adjacent building owned by WNEV-TV, by means of a glass enclosed atrium.

Provision for construction of additional floors was made during the initial design of the building. The rentable office area will be contained on new floors 3,4,5 and 6 (new floor 3 is at the existing roof level), and will contain approximately 2,173 gross square feet per floor - an addition of 8,692 gross square feet. The atrium will be 4 stories and occupy the space between the addition and the WNEV-TV building, approximately 1,555 square feet. Access to the atrium will be provided from both buildings.

The office structure is to be a light steel frame and bar joist construction compatible with the existing construction. The atrium will have an internal steel frame with bronze aluminium framing and transparent (vs. reflective) glazing at the curtain walls and skylight. Masonry to match the existing building will be used to enclose the office addition. Fenestration will complement the existing building and similar frames and glazing will be used on the exterior walls. The curtain walls of the atrium facing Northeast and Southwest will be steelframed with insulating glass, with a light bronze tint on the Southwest elevation, and clear glazing facing Northeast. The form created by the interplay of these elements recalls the original stepped masonry at the entry to the bank.

An important consideration in this design proposal is that the addition recognizes the significance of the pedestrian plaza adjacent to the buildings Southwest wall. The existing building setback has been maintained, a certain level of transparency has been developed, and variety and texture have been incorporated into the elevation.

II. SCHEDULE OF AREAS AND ESTIMATED COST

A. SITE

Total site area approximately	14,595 s. f.
Site covered by building at first floor level	8,452 s.f.
Site not covered by building at first floor	6,143 s.f.

B. EXISTING BUILDING

Gross basement floor area	TOTAL	14,154 s.f.
Gross first floor area		8,452 s.f.
Gross mezzanine floor area		7,360 s.f.
Gross second floor area		9,112 s.f.
Gross third floor area		5,547 s.f.
Gross fourth floor area		5,644 s.f.
Gross fifth floor area		5,644 s.f.
	TOTAL	41,759 s.f.
TOTAL BASEMENT AND FLOOR AREAS		55,913 s.f.

Gross roof mechanical penthouse floor area 656 s.f.

C. PROPOSED ADDITION

Gross third floor atrium area	1,555 s.f.
Gross third floor office area	2,173 s.f.
Gross fourth floor office area	2,173 s.f.
Gross fifth floor office area	2,173 s.f.
Gross sixth floor office area	2,173 s.f.
(Mechanical penthouse to be determined)	
TOTAL GROSS OFFICE AREA	8,692 s.f.
TOTAL GROSS ATRIUM AREA	1,555 s.f.
TOTAL AREA OF PROPOSED ADDITION	10,247 s.f.

D. PERCENTAGE, NEW AND EXISTING

Existing gross floor area	55,913 s.f.
Proposed new gross floor area	10,247 s.f.
TOTAL GROSS FLOOR AREA	66,160 s.f.

Proposed addition is 15% of the total proposed building
Proposed addition is 18% of the existing building

E. ESTIMATED CONSTRUCTION COST

Office floor area	8,692 s.f. x 45.00 =	\$391,140
Atrium	=	146,400
TOTAL		\$537,540

III REPORT ON ZONING

- A. Existing building constructed 1972.
- B. Located in Business District B-8 (General)
- C. Building regulated by the "Government Center Urban Renewal Plan 1965". The "Maximum Building Height" is limited to "65 feet above the elevation grade of 34 feet = 99 feet" and the FAR (the ratio of gross floor area of a structure to total area of the lot) is maximum 5."

1. Height

Top of the parapet of the existing building is El. 101'-5½".

High point of skylight of the proposed addition is approximately at El. 108'-0".

A variance for the building height may be required.

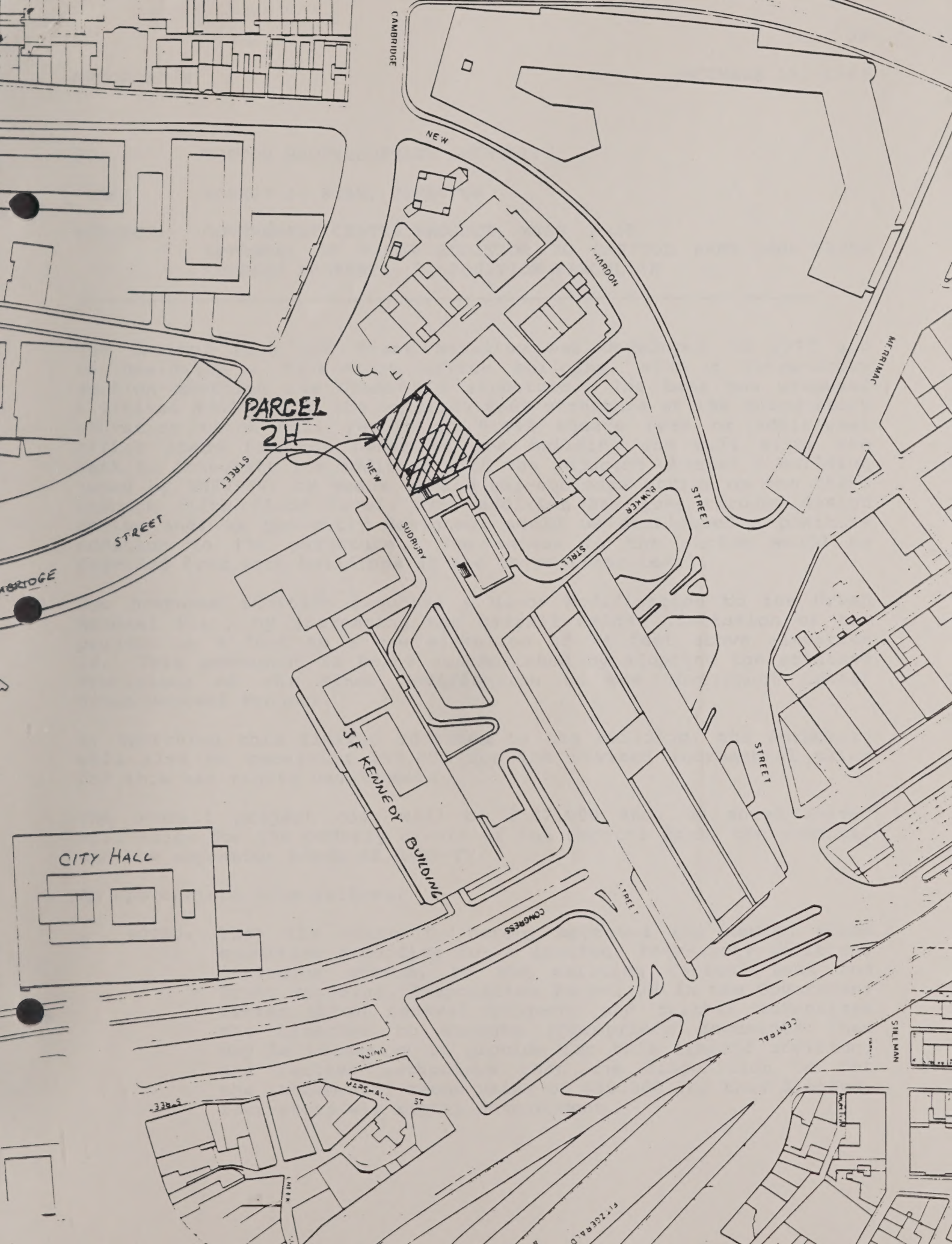
2. F.A.R.

Total site area = approximately	<u>14,595 s.f.</u>
Existing building gross area =	55,913 s.f.
Proposed addition gross area =	<u>10,247 s.f.</u>
TOTAL	66,160 s.f.

$$66,160 \div 14,595 = 4.53 \text{ (less than 5)}$$

IV REPORT ON STRUCTURE

- A. The proposed addition is for 4 floors at 60 lbs/ft.² live load (=240 lbs/ft.²) and a new roof at 40 lbs/ft.² live load.
- B. The proposed addition is to be used for general office space. State building code requires 50 lbs/ft.² live load for office building offices.



MEMORANDUM

DECEMBER 15, 1983

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: GOVERNMENT CENTER PROJECT, MASS. R-35
APPROVAL OF MINOR ADDITION TO CAPITOL BANK AND TRUST
COMPANY PROPERTY, DISPOSITION PARCEL 2H

The Capitol Bank and Trust Building was developed in 1972 and is basically a five-story office building, with a three-story section abutting the Channel 7 structure. The bank has proposed a limited addition to the existing bank structure at the third-story elevation which will result in 8,692 square feet of additional office space for the owner of the building and will allow the bank to integrate its addition with the adjacent Channel 7 building owned by WNEV-TV, by means of a glass-enclosed atrium on the third through fifth floor level. The addition has gone through design review and, as presently designed, would be considered a positive addition to the structure. The access to the atrium would be provided from both buildings at the third floor level.

The proposed addition requires a Minor Modification to the Urban Renewal Plan, by increasing the overall height limitation of the project by 9 feet to a new elevation of 74 feet above elevation 34. This amendment is being accomplished by adopting the attached Proclaimer of the Minor Modification to the Government Center Urban Renewal Project.

By approving this limited addition to the building, the Authority will also be receiving \$50,000 for the revised incremental price for this air rights development.

The overall project cost will be \$587,000 and, as noted above, will allow for the orderly growth of the Capitol Bank, the tenants, and the expansion needs of WNEV-TV.

An appropriate vote follows.

VOTED: That the Authority hereby approves the design plans submitted providing for a limited, four-story addition, including atrium, to the existing Capitol Bank and Trust Building, Disposition Parcel 2H in the Government Center Urban Renewal Project; and further authorizes the Director to execute appropriate documents that may be necessary to provide for this limited addition; and further authorizes that the disposition be for the incremental reuse value of \$50,000 for this limited, four-story air rights development.